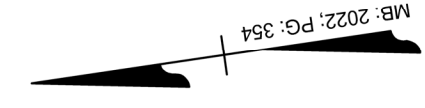


NOTES:

1. THIS PROPERTY IS NOT LOCATED WITHIN A FEMA SPECIAL FLOOD HAZARD AREA AS SHOWN ON DFIRM MAP 3720064000J AND 3720054800J, DATED OCTOBER 3, 2006.
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
3. NO TITLE SEARCH WAS PERFORMED FOR THIS PLOT PLAN.
4. AREAS CALCULATED BY COORDINATE GEOMETRY.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	50.00	41.23	47°14'49"	S8°26'25"W	40.07

REFERENCES:
 DB: 4150; PG: 1289
 MB: 2022; PG: 354



IMPERVIOUS AREA:

HOUSE/PORCH:	2939.05 SQ. FT.
WOOD DECK:	212.68 SQ. FT.
DRIVEWAY/WALK:	1965.21 SQ. FT.
TOTAL:	5116.94 SQ. FT.

CHARLES DENKINS
 EUNA FAE DENKINS
 DB: 427; PG: 353
 DB: 439; PG: 74
 DB: 805; PG: 529
 MB: 11; PG: 30

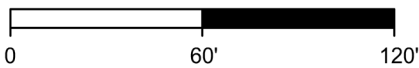
SETBACKS:

FRONT YARD:	35 FT.
SIDE YARD:	10 FT.
CNR. SIDE YARD:	20 FT.
REAR YARD:	25 FT.

LEGEND:

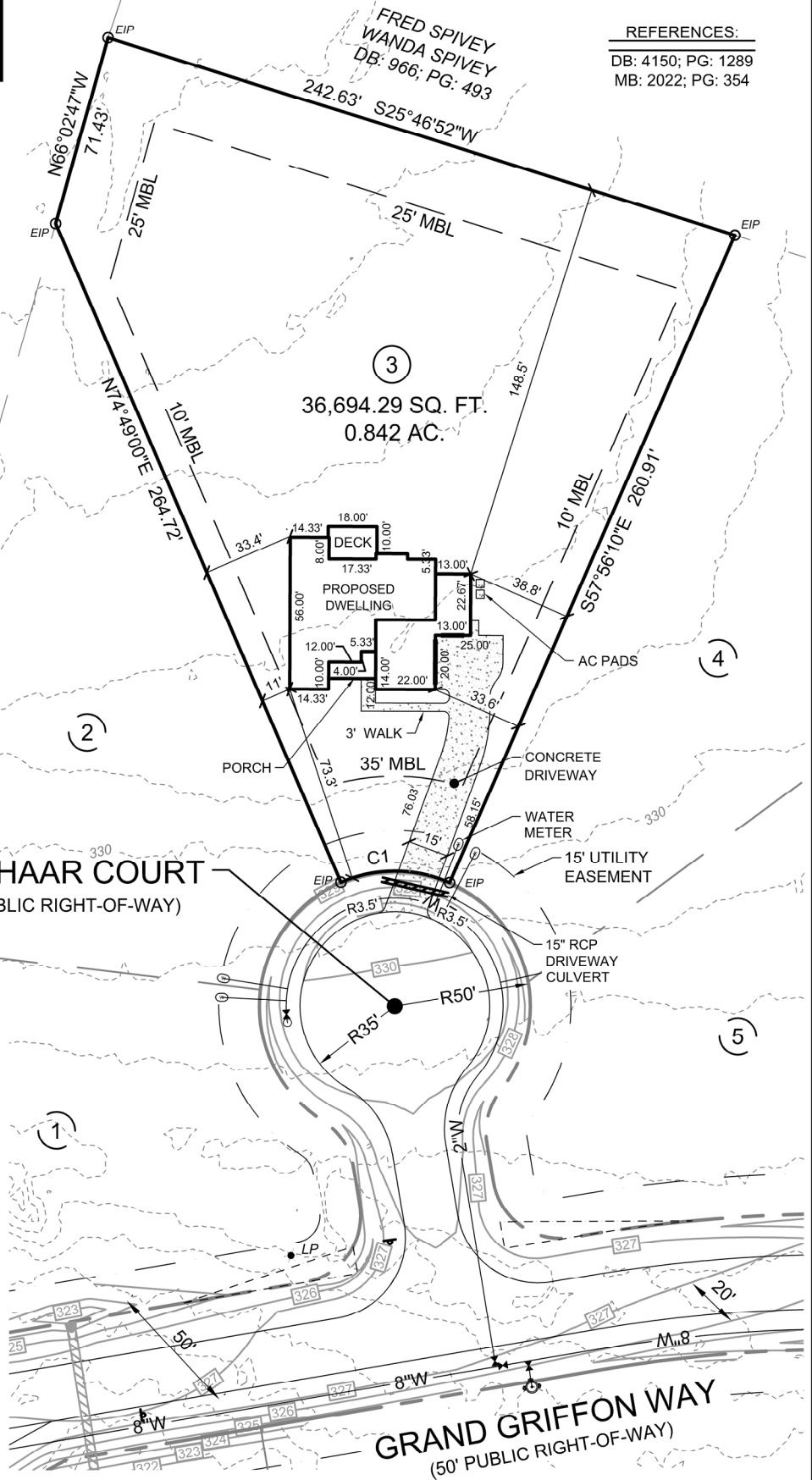
○	EXISTING REBAR
○	EXISTING IRON PIPE
⊗	EXISTING PK NAIL
○	NO POINT SET
⊙	N.C. GEODETIC MONUMENT
□	EX. CONCRETE MONUMENT
○	REBAR SET
⊙	PK NAIL SET
■	CONCRETE MONUMENT SET
◆	POWER POLE
●	LIGHT POLE

SCALE 1"=60'



DRATHAAR COURT
 (50' PUBLIC RIGHT-OF-WAY)

GRAND GRIFFON WAY
 (50' PUBLIC RIGHT-OF-WAY)



CAROLINA
 Land Development Group
 1304 N. Respass Street
 Washington, NC 27889
 Phone: (919) 608-9390
 Email: spencer@CLDGCORP.com
 C-2743

SEAL:

PROJECT:	PLOT PLAN FOR: LOT 3 GRIFFON POINTE SUBDIVISION PHASE I (HAMILTON - FLOOR PLAN)	
LOCATION:	28 DRATHAAR COURT, LILLINGTON, N.C. 27546 UPPER LITTLE RIVER TOWNSHIP, HARNETT COUNTY	
DRAWN BY: SBT	PIN NO: 0640-12-9036	DATE: 02-01-2023
CHECKED BY: SBT	PROJECT NO: 2022010	SCALE: 1" = 60'